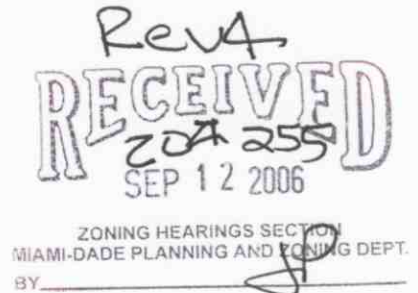


Tracy R. Slavens  
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September 12, 2006

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams  
Director, Miami-Dade County  
Department of Planning & Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, Florida 33128



**RE: Coral Reef Drive Land Development, LLC - P.H. 04-255 / Property located on the NE corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, Miami-Dade County, Florida / Fourth Amended Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the fourth amended letter of intent on behalf of Coral Reef Drive Land Development, LLC (the "Applicant") in support of its requests for the district boundary change of the subject property located at the northeast corner of SW 152<sup>nd</sup> Street and SW 97<sup>th</sup> Avenue, in unincorporated Miami-Dade County, Florida (the "Property") from EU-M to OPD, Office Park District and non-use variances to develop the Property as proposed.

The Applicant wishes to reaffirm its previous request for approval of a district boundary change to OPD, in order to develop a medical office facility for the residents of South Miami-Dade. The Applicant respectfully requests to modify its request for a non-use variance of the front of building setback from SW 152<sup>nd</sup> Avenue, per Sec. 33-284.36 of the Code. Per the recommendation of Staff, the proposed front of the building is now located 25 feet from the roadway, where 35 feet had previously been requested. The Applicant also respectfully requests to modify its request for a non-use variance of the maximum Floor Area Ratio of 181,762.70 square feet, per Sec. 33-284.33 of the Code, in order to allow a Floor Area Ratio of 309,600.00 square feet, where 300,000 square feet of Floor Area Ratio had previously been requested. In addition, the Applicant is now seeking a non-use variance of the rear building setback from the north side of the Property, per Sec. 33-284.36 of the Code to allow a setback of 15 feet, where a 30 foot rear setback is required. This request for non-use variance of the rear building setback is also due to the reduced development area of the Property, whereas the Applicant would not have had a need to request this variance based on a 6.88 acre parcel. The Applicant is no longer requesting a non-use variance for Lot Coverage.

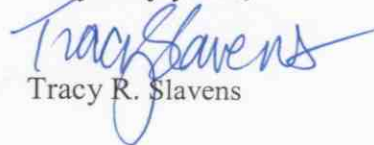
The Applicant has submitted three sets, a reduced 8-1/2" x 11" copy, and a cd of the revised site plan, entitled "The Medical Plaza at Coral Reef," as prepared by Gresham Smith & Partners on September 8, 2006 and consisting of eight (8) sheets (the "Plans") to the DIC

Ms. Diane O'Quinn Williams  
September 12, 2006  
Page 2

Coordinator for review and consideration by the Department of Planning and Zoning. The Plans have been revised to incorporate the comments provided by the Department of Planning and Zoning and the DIC Lower Council members. The revisions made to the Plans have improved the accessibility to and within the development, provide greater detail to the proposed site development plan, and have addressed the issues identified in the Zoning Hearing Section's July 17, 2006 deficiency letter. The Design Criteria memorandum enclosed herein provides additional detail for the site plan as proposed.

We remain hopeful of the Department's favorable review of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank for your considerate attention to this matter.

Very truly yours,

  
Tracy R. Slavens

Enclosure

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